**SUBJECT:** A report for discussion purposes on the proposed new zoning district entitled Urban Mix.

# **GENERAL INFORMATION:**

# **Petitioner:**

The Brewery District Community Urban Redevelopment Corporation

President: Duane Donohoo

4030 Mt. Carmel-Tobasco Road, Suite 112

Cincinnati, Ohio 45255

# **Purpose:**

To create a mixed-use district in Cincinnati that permits residential and light manufacturing in inner city areas.

# **BACKGROUND:**

The Brewery District Community Urban Redevelopment Corporation (Brewery District) raised concerns during the creation of the new zoning code about the Manufacturing General (MG) zoning district that was applied to the area north of Findlay Market (Exhibit A). Under the previous code, the area was zoned M-2. The MG was applied to reflect the predominant zoning and land uses in the area, while creating as few nonconforming uses as possible. The area contains a mix of single family, multi-family, office and warehouse structures (Exhibit B). Many of the vacant warehouses and breweries in the area are being converted to residential units and lofts.

After the adoption of the new zoning code in 2004, the City Council approved a 1-year grace period permitting individuals to request a zoning study free of charge if they felt that their property was zoned incorrectly. At that time, the Brewery District submitted a zone change application request for the establishment of a new Urban Mix (UM) District that they created for the area. The goals of the UM District are to promote pedestrian-oriented development while allowing for a full range of residential, business and light manufacturing uses to stimulate development in the area. The proposed UM District Chapter of the Zoning Code and a comparison of the UM District with existing districts are attached (Exhibit C, Exhibit D).

# **EXISTING CONIDITIONS:**

# **Adjacent Land Use and Zoning:**

**North:** Multi-family structures, RM 1.2

East: Mixed use residential and commercial structures, CC-P

South: Findlay Market, CC-P

West: Primarily large commercial buildings fronting Central Parkway, CC-A

# **Existing Plans:**

The Over-the-Rhine Comprehensive Plan (2002) recommends, with the exception of Grant Park, the area north of Findlay Street be Mixed Use Loft Space. The plan states that:

The loft district is intended to encompass a wide variety of businesses and housing opportunities including office/commercial, light manufacturing, artists' studios, and housing. Older manufacturing and industrial buildings, with their

large open floor plates and massive windows, present limitless opportunities for creative and unique developments (page 2)

# **PUBLIC COMMENT:**

The Department of Community Development and Planning staff conducted a public conference on this zone change request on April 4, 2005. Representatives of the Brewery District in attendance were Duane Donohoo (Donohoo Properties, 256 Mohawk), Wade Dent (Pencil Dart, LLC, 222 E. 14<sup>th</sup> Street), Denny Dellinger (Metal Blast Building, 208 Mohawk), Jeff Raser (Glaserworks, 304 E. 8<sup>th</sup> Street)), Omar Childress (1910 Elm). Residents and property owners in attendance were Jessie Thomas (2029 Dunlap), Jeff Funk (268 Stark Street), Christopher Phillips (G.C. Pace, 226 Mohawk). City Staff in attendance were Margaret Wuerstle (Chief Planner) and Jennifer Walke (City Planner). All parties were in favor of the change.

Staff received letters in support of the change from three property owners. The Over-the-Rhine Community Council also supports the change.

# CITY STAFF COMMENT

The Departments of Law, Transportation and Engineering, Buildings and Inspections and Community Development and Planning have reviewed the proposed designation. Some staff expressed concerns that the proposed district is similar to existing districts such as Manufacturing Limited (ML) and Commercial Neighborhood Pedestrian (CN-P) and will be underused.

# **ANALYSIS OF PROPOSED CHANGE:**

The current zoning designation, MG, reflects many of the current uses of the district, but does not promote the development goals of the neighborhood, such as increasing residential uses and pedestrian-oriented development. Unlike the proposed UM District, MG does not permit residential uses, with the exception of Transitional Housing. The ML District only permits residential uses when they are adjacent to existing residential uses. This proves to be problematic as development trends push for warehouses and breweries located in primarily manufacturing areas to be converted into loft dwelling units. The MG District also permits uses that the community finds undesirable, such as Transitional Housing (all programs), sexually oriented businesses, correctional institutions and juvenile detention facilities. The proposed UM district is similar to the existing CN-P District; however, CN-P does not permit outdoor and large-scale recreation/entertainment uses nor does it permit artisan production industry uses, which are recommended for the subject property in the Over-the-Rhine Comprehensive Plan (2002).

The Over-the-Rhine and West End neighborhoods are designated as Live Work Districts by Council, which permits an owner to live in the building in which s/he works. The UM District differs from the Live Work District, because it promotes adaptive reuse of vacant structures into residential units where there will be no commercial or industrial activity occurring.

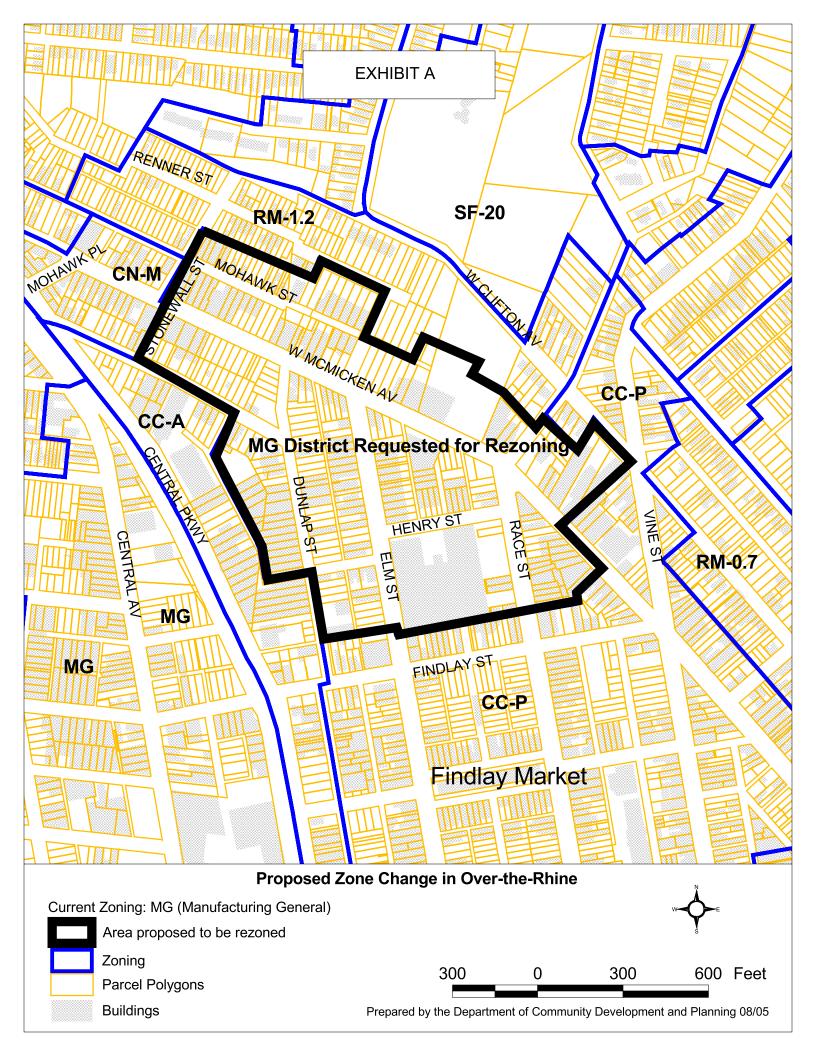
Additional factors that should be considered in review of the proposed UM District are as follows:

- Industrial areas, especially in the inner city, are needed to provide jobs to skilled and unskilled laborers. There is a scarcity of industrial property available in the city. In the proposed UM District, ML uses are permitted and MG uses are permitted as a conditional use.
- There are other areas in Cincinnati that contain a mix of residential and manufacturing uses that could benefit from Urban Mix zoning: Northside, South Cumminsville, West End, Lower Price Hill Camp Washington (Exhibit E: Land Use and Zoning Maps).

- The City of Cincinnati, State of Ohio and Federal regulations dealing with health issues, building standards, noise and pollution address the compatibility of mixed uses in the Urban Mix zoning designation.
- Larger cities, such as New York and Chicago have mixed use designations to promote the development of hip, urban areas.
- The Urban Mix designation is consistent with the new urbanism concepts that promote mixed use, walkable communities, which include employment opportunities.
- The City needs to promote revitalization of our urban neighborhoods. Flexible codes provide opportunity for creative development projects.
- The existing Zoning Code does not meet the needs of older neighborhoods that developed as mixed-use, manufacturing and residential districts. Manufacturing uses are not suitable for all residential areas; however this is a unique situation that should be given careful review and consideration.

APPROVED:	Respectfully	y submitted,
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Margaret A. Wuerstle, AICP Chief Planner Jennifer K. Walke City Planner



# **EXHIBIT B**



1906-1910 Elm Manufacturing uses adjacent to Multi-Family



2013-2031 Dunlap Warehouse/Storage adjacent to Multi-Family



2035 Dunlap Single Family



38-46 W McMicken Warehouse adjacent to Residential



226 McMicken Vacant building, formerly the Jackson Brewery, is being converted to 20 condominium units



240-244 Mohawk Single Family next to Warehouse



225-227 Stark Street Vacant parcel, Multi-Family and Commercial

# Chapter 1418. Urban Mix Districts

§	1418-01.	PURPOSES.	1
§	1418-05.	LAND USE REGULATIONS.	2
§	1418-07.	DEVELOPMENT REGULATIONS.	6
_	`	AMEND 1425-19).OFF-STREET PARKING AND LOADING	8

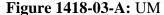
# § 1418-01. Purposes.

The general purposes of Urban Mix districts are to:

- (a) Provide a balance of uses and amenities fostering a vital economic, livable and cultural area and enhance its urban, aesthetic qualities.
- (b) Protect and enhance historic, cultural, economic and architectural resources.
- (c) Preserve, create and enhance pedestrian-oriented streets to encourage retail, entertainment, residential and office vitality and improve the quality of life for district residents, visitors ad workers
- (d) Provide quality public spaces, such as urban street corridors, by maintaining the physical continuity of the street edge created by buildings.
- (e) Bring most daily activities within walking distance, giving the elderly, young and disabled increased independence of movement.
- (f) Reduce the number of automobile trips, minimize congestion, consumption of resources and air and noise pollution.

**FIGURES 1418-03-A-D** The following illustrations represent examples of the Urban Mix districts in this chapter:







**Figure 1418-03-B:** UM





Figure 1418-03-C: UM

**Figure 1418-03-D:** UM

# § 1418-05. Land Use Regulations.

Schedule 1418-05 below prescribes the land use regulations for UM Districts. The regulations are established by letter designations as follows:

- (g) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.
- (h) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1405-05.
- (i) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1418-05 below are prohibited.

Schedule 1418-05: Use Regulations – Urban Mix District

Use Class	ifications	UM	Additional Regulations
Residentia	al Uses		
	Bed and breakfast home	P	
	Child day care home	L2	
tial	Group residential		
Group Residential	Congregate housing	P	
Resi	Convents and monasteries	L7	
숙	Fraternities, sororities, dormitories	L7	
Gro	Patient family homes	L7	
	Rooming houses	L1	
	Shared housing for the elderly	L7	
+ ~ S	3 Single-family dwelling	P	See § 1403-11

ı		_	
	Attached single-family dwelling	P	See § 1403-11
	Rowhouse, single-family dwelling	P	
	Two-family dwelling	P	
	Three-family dwelling	P	
	Multi-family dwelling	P	
ıtial es	Assisted living	P	
esidentia Care Facilities	Developmental disability dwelling	P	
Residential Care Facilities	Nursing home	P	
Special Assist	tance Shelter	C	
nal g	Programs 1-4	P	
ansitiona	Program 5		
ransitional Housing	Program 6		
	emipublic Uses		
Cemeteries	-		
Clubs and lod	ges	P	
Colleges, Pub	lic or Private	P	
Community so	ervice facilities	P	
Cultural instit	utions	P	
Day Care Cen	iter	P	
t p	Correctional Institutions		
Government Facilities and Offices	Facilities and Institutions		
vernme cilities a Offices	Juvenile Detention Facilities		
Gov Fac	Offices	P	
Hospitals		P	
_	reation facilities	P	
Public mainte	nance Facilities	C	
Public safety	facilities	P	
Religious asse		P	
Schools, publ	•	P	
Commercial V	-		
Ambulance Se		С	
Animal Service	ces	C	See § 1419-05
Banks and Fir	nancial Institutions	L9	See § 1419-13
ATM, Star	nd Alone	C	
Bed and break		P	See § 1419-09
Building mair	ntenance services	P	
Building mate	erial sales & services	L3	
Business serv	ices	P	
Commercial r	neeting facilities	C	

Eating and Drinking Establishments	Drinking establishments	Р	S., 8 1410 21
ating Esta	Restaurants, Full Service Restaurants, Limited Service	L9 L9	See § 1419-21 See § 1419-21
			Ü
Food markets		L9	
Food prepara		P	
	nterment services	P	
	y stores & nurseries	C	
	nmercial lodging	P	
Laboratories,		L6	
Loft dwelling		P	See § 1419-23
	& repair services	P	
	ices and clinics	P	
Offices		P	0 0 1 1 0 7 0 1 1 1 1 0 7
Parking facili	ties ructional services	C P	See § 1425, § 1411-25
Personal serv		r P	
Private venic	ular storage lot		
n and ment	Indoor or small scale	P	
Recreation and Entertainment	Outdoor or large scale	С	
Retail sales		L6	
Sexually orie	nted businesses		
Vehicle & Eq	quipment Services	L10	
Car wash		L10	See § 1419-11
Fuel sales			See § 1419-15
Vehicle re	_	L11	See § 1419-27
	le holding facility		
Industrial Us Production in			
Artisan	dustry	P	
General		C	
	nigh-impact		See § 1419-19
Limited	OT	P	
Research & d	levelopment	C	
el snc	Contractor's storage	L3	
Narehous e & Storage	Indoor storage	P	
Warehous e & Storage	Oil & gas storage		

	Outdoor storage		
Metal waste	salvage yard/ junk yards		
Waste mana			
Waste co			See § 1419-31
Waste di			566 \$ 1117 51
Waste tra			See § 1419-31
Wholesale &	& distribution	C	
Transportat	ion, Communication and Utilities		
Communica	tions facilities	С	
Public utility	y distribution system	L12	
Public utility	y maintenance yard		
Public utility	y plant		
Radio & tele	evision broadcast antenna		
	Airports		
uoi.	Heliports	C	
ortat	Railroad train yards		
insportati Facilities	Railroad right-of-way	P	
Transportation Facilities	Transportation passenger terminals	C	
	inal and Warehouse		
raft   ont	Commercial Piers and Ports		
Watercraft and Riverfront	Marinas		
Wireless con	mmunication antenna	L4	See § 1419-33
Wireless con	mmunication tower	C	See § 1419-33
Mining and	quarrying		
Accessory U	Ises		
Any accesso	ory use not listed below	L5	
Commercial		P	See § 1419-35, 37
	l vehicle parking	P	
Drive box		L15	
Exterior ligh	•	P	See § 1421-39
Fences and		P	See § 1421-33
Home occup		P	See § 1419-17
Refuse stora Rooming un	_	P L8	See § 1421-35
_		Lo	
	specialized incinerator		
Transitional	-		S., Cl., 4, 1447
Nonconforn	ning Uses		See Chapter 1447

# Specific Limitations

- L1 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.
- L2 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which much be located in the rear.
- L3 Permitted provided outdoor storage is screened so as not to be visible from adjacent streets.
- L4 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public or public utility building or structure.
- L5 Accessory uses determined by the Director of Buildings and Inspections to be customarily incidental to a use of the district are permitted. All others require conditional use approval.
- L6 Use is limited to 15,000 square feet; more space requires conditional use approval.
- L7 A separate entrance for access to rooming units must be provided in a mixed-use building.
- L8 No more than two roming units may be rented or leased in any dwelling.
- L9 Drive through facilities are not permitted.
- L10 Permitted as secondary use located within a parking garage
- L11 Permitted when the entire use is located in a fully enclosed structure.
- L12 The facility must be underground, within a building or on the roof within an enclosure.
- L13 Accessory to a public or semi public use provided that the drivebox is at least 100 feet from any property used for residential purposes.

# § 1418-07. Development Regulations.

Schedule 1418-07 below prescribes the development regulations for the UM Districts, including lot area for every unit, minimum lot width, setbacks and maximum height. Figure 1418-07 illustrates the setbacks for the UM Districts. Where an overlay district applies, the provisions of that district take precedence if there is conflict with the standards of this Section.

Schedule 1418-07 Development Regulations – Urban Mix District

		-	Ü											
<b>Building Form an</b>	d Location		Setbacks (ft.)											
	Lot Area (sq. ft.)	Lot Area/	Lot width	Front	Side Yard Rear	Maxin	num							
		Unit (sq. ft.)	(ft.)	Yard (Min/Max.)	Min./Total Yard (Min)	Height (ft.)	t							
UM Residential	2,000	700	25	0/10	0/0	10	45							
UM Non- residential	2,000	0	25	0/0	0/0	10	45							
UM Rowhouse	1,500	700	25	0/10	0/0	10	45							
UM Other Use	2,000	2,000	25	0/0	0/0	10	45							
Regulations			UM	Additional I	Regulations									

Vehicle Accommodation - Driveways and Parking		_
Driveway Restrictions	NO	
Drive-Through Facilities	NO	_
Required Parking	YES	See 1425- 17*- Would require amendment to Parking Chapter: 1 sp/du
Location of Parking	YES	See 1418- 09
Parking Lot Landscaping	NO	
Parking Lot Screening	YES	See 1425-29
Truck Dock; Loading; Service Areas	YES	See 1403-09

Other Regulations	
Buffering along District	YES See 1423-14
Boundaries	
Accessory Structures	YES See Chapter 1421
General Site Standards	YES See Chapter 1421
Landscaping and Buffer	YES See Chapter 1423
Yards	
Nonconforming Structures	YES See Chapter 1447
Off Street Parking &	YES See Chapter 1425
Loading	
Signs	YES See Chapter
	1427
Additional Development	YES See Chapter
Regulations	1419

"Yes" means additional regulations apply.

# § 1418-09 (or amend 1425-19). Off-Street Parking and Loading Requirements.

1space per unit for Single-family and multi-family uses.

A variance may be granted by the Hearing Examiner to reduce Off-Street Parking requirements, if alternative parking plans are deemed adequate.

Alternative parking plans include but are not limited to:

**Shared Parking**. Shared Parking, that is formalized by written agreement, is encouraged to promote efficient use of land and resourced by allowing users to share off-street parking facilities for uses that are located near one another and that have different peak parking demands or different operating hours.

**Credit for On-Street Parking Spaces**. On-street parking spaces may be used to satisfy a percentage of the requirements for off-street parking.

**Bicycle Parking**. A reduction in the number of require off-street parking spaces can be made for uses that provide bicycle parking or that make special provisions to accommodate bicyclists.

**Pedestrian Oriented Use**. For uses that serve the immediate neighborhood, a reduction in the number of required parking spaces may be made

**Transit Credit**. When located proximate to a bus stop, credit towards the parking requirement may be granted.

				SINGLE																						Institutional	
Use		SF-20	SF-10			SF-2	RMX	MULTI-		IRM-0.7	OFF		COMMERCIAL  CN-P   CN-M   CC-P   CC-M   CC-A   CG-A   ML						UFACTU MG		DD-A DD-B DD-C DD-D				Residential IR	Urban Mix	
	Bed & Breakfast Home [1419-09]		C	C	<b>3г-4</b> С	C	P	P	P	P	P	P	P	P	P	P						P P	P	P	P	P	P
	Child Day Care Home	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1			L1			L1	L1	L1	L1	L1	L1
	্ৰ Congregate Housing								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	L26							Р	Р
	Convents & Monasteries	С	С	С	С	С	Р	Р	P	P	Р	Р	P	P	P	P			L26			L35	L35	L35	L35	P	L35
	Dormitories								C	Р	 D	 D	Р	Р	Р	Р	Р		L26	 L26		1.05	1.25	1.25	1.25	Р	L35
	ຮັ Fraternities & Sororities ຊ Patient Family Homes								P	P	P P	P	P P	P	P	P			L26 L26	L20 		L35 L35	L35 L35	L35 L35	L35 L35	P	L35
	Rooming Houses									L2		L2	L2	L2	L2	L2			L26			L2	L2	L2	L2	P	L2
ဟ	Shared Housing for the Elderly				S1	S1	L3	L3	L3	L3	Р	Р	Р	Р	Р	Р			L26			L35	L35	L35	L35	Р	L35
USES	Single-family Dwelling [1403-11]	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	L15	Р	Р	Р	L18	L18		L26			Р	Р	Р	Р	Р	Р
		S2	S2	S2	Р	Р	P	P	P	P	P	L15	Р	Р	Р				L26			Р	P	Р	Р	Р	P
I≝	Rowhouse, single-family dwelling Two-family dwelling	 S3	 S3	 S3	 S3	 S3	P	P	P	P	P	 L15	 D	 D	 D	L18	 L18		L26 L26			P	P	P	IP D	 D	P
RESIDENTIAL	4) 4)	S3	S3	S3	-	S3	г Р	P	P	P	г Р	L15	г Р	P	P	L18	L18		L26			P	P	P	P	P	P
응	Multi-family dwelling	S3	S3	S3	S3	S3	L4	P	P	P	Р	L15	Р	P	P	L18	L18		L26			P	P	P	P	Р	P
REG	% Assisted Living						С	С	Р	Р			Р	Р	Р	Р	Р						Р	Р		Р	Р
1	Developmental disability living	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р	Р	Р	L18	L18		Р			Р	Р	Р	Р	Р	Р
	Nursing Home						С	С	Р	Р			Р	Р	Р	Р	Р						Р	Р		Р	Р
	Special Assistance Shelter			<u> </u>						С			С	С	С	С	С	С	С			С	С	С	С		С
	Programs 1.4							D	Ь	Ь	D	D	Ь	Ь	В	1 10	1 10		D	D		D	Ь	D	Ь	В	D
	. စု Programs 1-4								r	r	٢	۲	r -	r .	<u> </u>	L18	L18		۲	r .		<u> </u>	<u>                                     </u>		<u> </u>	F	Г
	Program 5											Р				Р	Р	Р		Р		Р	Р	Р	Р	С	
	☐ Ⅱ Program 6											C				C	Р	P		Р	<u> </u>	L36	L36	L36	L36	С.	
	Cemeteries				S4	S4																					
	Clubs & Lodges						L5	L5	L5	L5	L5	Р	Р	Р	Р	Р	Р	Р				Р	Р	Р	Р		Р
ES	Colleges, Public or Private											С				С	Р	Р				Р	Р	Р	Р	Р	P
S	Community Service facilities						С	С	С	Р			Р	Р	Р	Р	Р	Р	Р			Р	Р	Р	Р	Р	Р
CU	Cultural Institutions			С	С	С	С	С	С	Р	P	P	P	P	P	P	P	P				P	P	P	P	P	P
SEMIPUBLIC	Day Care Center  Correctional Institutions										P 	P 	P 	P	P	P	P	P 	P 	L27		P	P	C	IP 	P 	P 
B	Government Excilition and Institutions																			C							
Ī	Facilities & Juvinile Detention Excilities																			C							
	Offices Offices										Р	Р	L19	L19	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р
AND	Hospitals											С						Р				Р	Р	P	Р	Р	P
LIC A		S5	S5	S5	S5	S5	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	P	Р			Р	P	P	Р	Р	P
BLI	Public Maintenance facilities Public Safety facilities					 C	 C		 D	 D	 D	 D	 D	 D	 D	 D	D	D	P D	P	 D	 D	P	P	D	 D	D
P	Religious Assembly	С	C	С	C	C	P	P	P	P	P	P	r P	P	P	P	P	P	r P			P	P	P	P	P	P
	Schools, public or private	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P
	Ambulance Services																Р	Р	Р	Р							С
	Animal Services [1419-05]											Р	L20		L20	L20	L21	L21	Р	Р			С	С			С
	Banks & Financial Institutions [1419-13]										Р	Р	L19	L19	Р	Р	Р	Р	Р	Р		L16	L16	L16	L16		L16
	ATM, Stand Alone Bed & Breakfast Inns [see 1419-09]						 C	 C	 C	 P	 C	 C	 P	 P	 P	 P	 P	 P				 P	 P	D	D		D
	Building Maintenance Services																P	P	P	P				P			P
	Building Material Sales & Services															L22	L22	P	P	P	Р						L22
	Business Services									L6,7	Р	Р	L19	L19	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р		Р
	Commercial Meeting facility										L5	Р				P	Р	P				L37	L37	L37	L37		C
	Eating & Drinking Establishments Drinking Restaurants, Full Service [1419-21]	<u></u>		 					 		<u></u>	 L7, 16		L19,23 L19,23		P P	P P	r D	Р Р	P		P L16	P L16	P L16	P L16	 	P L16
	Establishments Restaurants, Limited Service [1419-21]			 										L19,23		P	P	P	r P	P		L16	L16	L16	L16		L16
	Food Markets							L7	L7	L7		L7, 16			P	P	P	P	L28	L28		L16	L16	L16	L16	ļ	L16
S	Food Preparation														Р	Р	Р	Р	Р	Р		Р	Р	Р	Р		Р
USE	Funeral & Internment Services									L6	Р	P	P	P	P	P	P	P						Р			P
	Garden Supply Stores and nurseries											 D				L22	L22	P D	٢			 D	 D		 D		C
ERCIAL	Hotels & Commercial Lodging Laboratories, commercial	<u> </u>						<del> </del>	 		 C	P	 L19	 L19	 P	P	P	P	 P	P		L37	L37	 L37	L37	 P	L19
ER	Loft Dwelling Units [see 1419-23]							L8	L8	L8			P	P	Р	P	Р	Р	Р	P		P	P	P	P		P
₩ W	Maintenance & Repair Services			<u> </u>	<u> </u>	<u></u>	<u></u>	1			<u></u>		L19	L19	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	<u> </u>	Р
COMM	Medical Services & Clinics		<b></b>							L6,7	Р	Р	L19	L19	Р	Р	Р	P	Р	Р		L37	Р	L37	L37	Р	Р
	Offices									L6,7	P	P	L19	LIB	Р	Р	Р	Р	Р	P	Р	L37	P	L37	L37	Р	P
	Parking facilities [Chapter 1425] [ 1411-25]							C	C	C	U 16.7	C L7	U L 10		C P	lb Ib	۲	۲	۲	P	C	L38	L38	L38	L38		C
	Personal Instructional Services Personal Services									L6,7 L6,7		L7 L7			P	P	P	P	L28	L28		L18 P	L18 L39	P	L18		P
	Private Vehicular Storage Lot																Р	Р		P							
L	Recreation & Indoor or Small Scale			<u> </u>		<u> </u>	<u></u>	1		L6,	<u></u>		L19	L19	Р	Р	Р	Р	Р	Р		L18	L18	Р	L18	<u> </u>	Р
		_		_	Thic	information i	o provided i	in this format	for convenie	noo All info	rmation not	ad above ch	ould be verif	final with the	actual Cina	innati Zanina	Code (oden	tod 2/12/04)			_	_	_				

This information is provided in this format for convenience. All information noted above should be verified with the actual Cincinnati Zoning Code (adopted 2/13/04)

# **CINCINNATI ZONING CODE**

	Zoning District Matrix  CINCINNA II ZONING CODE																											
	Entertainment	Outdoor or Large Scale																С	Р	С			С		С	С		С
	Retail Sales	To assess of Lange Come	<b></b>	T		1			1	<b></b>			1	L19	L19	Р	Р	P	P	L28	L28		P	L39	P	P		L19
	Sexually Oriente	ad Rusiness		1	<del> </del>	<del>1</del>	1	t	t	<del> </del>	l		<b>†</b>			<del>!</del>	ľ	<del>!</del>	<del>!</del>		P		<u> </u>		<u> </u>	·		
	Ocadally Official	Vehicle & Equipment Sales & Rental															C	L24	D	L29	L29		L40		L40			L40
	Vehicle &				+	+							+				0	L24 D	Г		LZ3		L40	L40		1.40		
		Car Wash [1419-11]															Ρ	P	P	L27	Ρ		L40	L40	L40	L40		L40
	Equipment	Fuel Sales [1419-15]													Р		Р	<u>P</u>	Ρ	L27	Ρ							
	Services	Vehicle Repair [1419-27]															С	Р	Р		Р				L41			L41
		Automobile Holding Facility																			L30							
		Artisan																Р	Р	Р	P	Р			P	Р		P
	Production	General																			Р	Р						Р
	Industry	Intensive High-Impact [1419-19]																			С	С						
w		Limited																Р	Р	Р	Р	Р			Р			Р
USES	Research & Dev	velopment	T																	Р	Р				С			С
Š		Contractor's Storage		T													L22	L22	Р	C	P							L22
7	Warehouse &	-		1	<del> </del>	<del>1</del>	1	t	t	<del> </del>	l		<b>†</b>	t	<u> </u>	t		P	P	P	P.			1	P			P
- ≥	Storage	Oil & Gas Storage			+													<u>'</u>	<u>'</u>	'	C	C						+
ST	Storage			+	+	+				<del> </del>			+			+					C	C						
ΙŽ	Motol Wests C-	Outdoor Storage		1		<del> </del>		Ε	<del> </del>									<del> </del>	<del> </del>		C	C		+			<del></del>	
INDUSTRIAL	ivietai vvaste Sa	alvage Yard / Junk Yards		+		+		<del></del>	<del> </del>	<del> </del>			+			ļ		<del> </del>	<del> </del>	 D	D	D		<del> </del>				
-	Waste	Waste Collection [1419-31]		<del> </del>				ļ	<del> </del>	<del> </del>	ļ		<del> </del>	ļ				<del> </del>	ļ	٢	۲	2		ļ			ļ	
	Management	Waste Disposal		1																	C	C		ļ				
		Waste Transfer [1419-31]																			С	С						
	Wholesale & Dis	stribution																Р	Р	Р	Р	Р			Р			Р
	Communication	ns facilities											С	Р	Р	Р	Р	Р	Р	Р	Р		Р		Р	Р	Р	С
	Public Utility Dis	stribution System	С	С	С	С	С	С	С	С	С	С	С	Р	Р	Р	Р	Р	Р	Р	Р	Р	L42	L42	L42	L42	С	L42
留	Public Utility Ma	aintenance Yard	T																	Р	Р	Р			С			
E	Public Utility Pla		<b></b>	1		1		<b></b> -	1	1			<b></b>	1			<b> </b>			С	Р	Р	С		C			
Ιź≓		sion Broadcast Antenna																Р	Р	P	P							
ATION &	radio a reievio	Airports	1	1	1	1	1		1				1				L	<u> </u>	<u> </u>	L31				1				4
[₹ ∞		Heliports				+				<del> </del>			C			+		C	C	L31	L31	L31			C	C	C	C
	Transportation	Railroad Train Yards			+	+							<u> </u>					C	C		_	L32	C	+	C	C	C	C
lΩ Ĕ	Facilities												 D							L32	LJZ	LJZ						
TR S		Railroad Right of Way						Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	IP	IP	Р	Р	Р						Р
TRANSPORTA MMUNICATION		Transportation Passenger Terminals																Р	Р	Р	Р	P	С	С	С	C	Р	C
L₩	Truck Terminal																				L32	L32						
' ≶	Watercraft &																									Р		
$\bar{g}$	Riverfront	Marinas																								Р		
		nunications Antenna [1419-33]	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9	L9
	Wireless Comm	nunications Tower [1419-33]	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С		С	С
	Mining and Qua	arrying	S6	S6	S6	S6	S6														С	С						
		use NOT listed below	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L10	L43	L43	L43	L43	L44	L10
ĘĘ.		rvices [1419-35, 37]						P	P	P	P												L43	L43	L43	L43		P
[note:	Commercial Vel		L11	L11	L11	L11	L11	1 11	L11	L11	L11			D	D	D	D	D	D	D	D	D	L43	L43	L43	L43		D
] S [		TILLE I AINIIY	L11		L12		L12	L11	L11			112	L12	L12	L12	112	112	L12	I 12	L33	1 22	1.22	L43 L43	L43	L43	L43	L33	1 12
SE 42,	Drive Box	~ [4.404.20]	L I Z	L12	L I Z	L12	LIZ	L I Z	L I Z	L12	L12	L12	LIZ	L I Z	L I Z	L12	L12	L I Z	L12	LJJ D	L33	L33					LUU D	L12
⊃ <sup>†</sup>	Exterior Lighting		٢	12	P	12	12	۲	12	12	12	۲	12	٢	۲	۲	۲	17	۲	٢	۲	۲	L43	L43	L43	L43	٢	P
[₹ ₹	Fences & Walls		P	<u> </u>	IP.	12	P	۲	12	۱۲	١٢	۲	12	ļ						<u> </u>			L43	L43	L43	L43		P
g Ö	Home Occupation	ions [1419-17]	Р	Р	Р	Р	Р	Ρ	Р	Р	Р	Ρ	Р										L43	L43	L43	L43	Р	Р
SS		Areas [1421-35]	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	L34	L34	L34	L43	L43	L43	L43	L34	Р
빙	Rooming Unit				L13	L13	L13	L13	L13	L13	L13	L13	L13										L43	L43	L43	L43	L13	L13
ACCE	Small Scale Spe	ecialized Incinerator											L17	L25	L25	L25	L25	L25	L25				L43	L43	L43	L43		
⋖	Transitional Hou							L14	L14	L14	L14												L43	L43		L43		
	S1 The minim	(NOTE: These footnote designations (L1, Inum lot area for every resident is 800 sf and the Single Family is only permitted as part of a clip	he minimu	ım living aı	rea for eve	ery reside	nt is 250 s	Cincinnat f	i Zoning (	Code. Te	xt may be	e paraph	rased.)															
								o of Object	tor 1 1 1 7	01/05 = 1 f -	. tha '	aione et i	1447.00 -		of Niger = :	-form! ! !	loo o:l 4	117 14 0	- داند بناندها،	of a Niew -	onfo:	n I los						+
-	S4 Only expan	must be legally established prior to the effecti ansion of existing cemetaries allowed with a c	ve date of tonditional	tnis Zonin	g Code. T val	ne use ha	is the right	s of Chap	oter 1447,	except fo	r the provi	sions of '	1447-09 E	xpansion (	ot Noncor	ntorming U	se and 14	447-11 Su	ibstitution	of a Nonc	ontormino	g Use.						+
	S5 Publicly owned or operated park and recreation facilities are permitted. All park and recreation facilities, private or non-profit, require a conditional use approval.											+																
		es for food, small animals and commercial sal							non pront	, roquire c	. Jonanion	iai ase ap	provai.															+
1	CO Eliciosule	o ioi iooa, siriali ariiriais aria corrillicidai sar	oo maat be	J JUL DAUK	110 1000 111	iaii ioo ii	OTT TOUR TITLE																				1	1

- S6 -- Enclosures for food, small animals and commercial sales must be set back no less than 100' from lot lines
- L1 -- Fencing, a minimum of 4' in height, must be provided for purposes of securing outdoor play areas which must be located in the rear yard only
- L2 -- Only Rooming Houses licensed pursuant to Chapter 855. Max. number is 5 (except in DD Districts). Separate entrance is required. Min. rental 7 days. [1421.43]
- L3 -- Minimum lot area for every resident is 500 sf and the minimu living area for every resident is 250 sf
- L4 -- Four or more dwelling units must be prior to effective date of code. Rights are of Non-Conforming Uses [Chapter 1447]
- L5 -- Not to exceed 3000 sf of floor area
- L6 -- Permitted only on arterial streets
- L7 -- Permitted on the ground floor occupying less than 2500 sf, more space requires a conditional use approval
- L8 -- Limited to City Council designated Live / Work Districts
- L9 -- Antenna height may not exceed 20', greater height requires conditional use approval. Antenna may be attached to multi family, public & semi- public or public utility building or structure
- L10 -- Accessory Uses to be determined by Director of Building and Inspections to be customarily incidental to a use of the district are permitted. All others require conditional use approval
- L11 -- 1 commercial vehicle completely enclosed in a garage may be parked or stored on the lot with the following exceptions: a) unlimited number of commercial vehicles conveying necessary tools & equip to a premisies during the actual time of parking; b) 1 commercial vehicle owned by resident no to exceed 2 tons capacity; 3) recreational vehicles, water craft & trailers may be parked on the lot beyond the front yard
- L12 -- Accessory to a public or semi-public use, provided the drive box is at least 100' from any property used for residential purposes.
- L13 -- No more than 2 rooming units may be rented or leased in any dwelling

#### Zoning District Matrix CINCININATI ZONING CODE

Zoning District Matrix CINCINNATI ZONING CODE	
L14 Must conform to 1401-03-T(.c)(5) as an accessory use to public & semi-public uses. The use requires conditional use approval.	
L15 For new construction, permitted only above the ground floor in mixed use building on arterial streets. Pre-existing permanent residential uses are permitted.	
L16 Drive through facilities are not permitted	
L17 Accessory to Hospitals, medical services, clinics, commercial laboratories and research & development uses, provided the incinerator is located on a roof or at least 100' from any propoerty used for residential purposes.	
L18 Permitted only above the ground floor in a mixed use building	
L19 Use is limited to 15,000 square feet; more space requires conditional use approval	
L20 Permitted, provided that there are no outdoor exercise areas, yards or pens and mechanical ventilation and air filter devices must be provided.	
L21 Outdoor exercise areas, yards or pens must be 100' from any residential district.	
L22 Permitted provided outdoor storage is screened so as to not be visible from adjacent streets.	
L23 Presentation of entertainment is not permitted in outdoor areas.	
L24 Permitted on arterial streets with a maximum site size of 2 acres. Vehicle loading and unloading must occur on site.	
L25 The material incinerated is generated on site and is located on a roof or at least 100' from any propoerty used for residential purposes.	
L26 New residential is permitted only when abutting an existing residential use or structure	
L27 Permitted only as an accessory use to a use allowed in the district	
L28 Permitted only if occupying less than 5,000 sg in ML and less than 10,000 sf in MG	
L29 Permitted on arterial street only. Vehicle loading and unloading must occur on-site.	
L30 The facility must be completely enclosed on all sides with a six foot screen fence which is protected from damage by a guardrail or other barriers approved by the Director of Buildings and Inspections. Must be located at least 100' from a resider	ntial district.
L31 Landing strip, pad, or apron may not be located within 500' of a residential district boundary	
L32 Not allowed within 250' of a residential use in a residential district	
L33 - The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100' from any property used for residential purposes	
L34 Provisions of 1421-35 apply when refuse storage area is within 100' of any property used for residential purposes.	
L35 A separate entrance for access to rooming units must be provided in a mixed use building.	
L36 Programs may not exceed 50 resident occupants.	
L37 Not permitted as a principal ground floor use in locations indicated on Map 1411-17	
L38 See 1411-25	
L39 Permitted on the ground floor only.	
L40 Permitted as secondary use located within a parking garage.	
L41 Permitted only if the entire use and storage is within an enclosed structure.	
L42 The facility must be underground, within a building or on the roof within an enclosure.	
L43 See Chapter 1421	
L44 Accessory Uses to be determined by Director of Building and Inspections to be customarily incidental to a use of the district other than those specified in 1417-05 are permitted. All others require conditional use approval	